

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS OF CHAPTER 36 OF
THE MOUNTAIN VIEW CITY CODE RELATING TO COMPANION UNITS

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Council Findings. The City Council of the City of Mountain View finds and declares that Chapter 36, entitled, "Zoning," of the Mountain View City Code should be updated and revised to change companion units from a "conditional" use to a "permitted" use in the R1 Zoning District in compliance with Section 65852.2 of the Government Code.

Section 2. Permit Requirements. Section A36.12.020, "Residential Zone Land Uses and Permit Requirements" is hereby amended as follows:

"The uses of land allowed by this chapter in each Residential Zoning District are identified in the following tables as being:

[...]

LAND USE	PERMIT REQUIREMENTS BY ZONE				
RESIDENTIAL	R1	R2	R3	RMH	See Section
Companion Unit	P				A36.12.040(B)
Duplexes		P	P		
Home Occupations	P	P	P	P	A36.42.100
Mobile Home Parks				MHPP	A36.12.040(E)
Factory-Built Housing	P	P	P	P	A36.12.040(F)
Mobile Home, Single	P	P	P	P	A36.12.040(F)
Multiple-Family Housing		CUP	P		
Accessory Uses and Structures	P	P	P	P	A36.12.040(G)
Residential Care Home, 7+ Clients	CUP	CUP	CUP	CUP	
Residential Care Home, 0 – 6 Clients	P	P	P	P	
Rooming and Boarding Houses	CUP	CUP	CUP	CUP	
Rooming and Boarding, 2 Persons Maximum	P	P	P	P	A36.12.040(H)
Senior Congregate Care Housing		CUP	CUP		
Single-Family Housing	P	P	P	P	
Small-Lot Single-Family Housing		PUD	PUD		A36.12.040(J)
Townhouses		PUD	PUD		A36.12.030(C)
Uses Not Named but Similar to Listed Uses	CUP	CUP	CUP	CUP	
AGRICULTURAL	R1	R2	R3	RMH	See Section
Crop Production	P	P	P	P	
Small Animal Keeping	P	P	P	P	A36.12.040(A)

RECREATION, EDUCATION, ASSEMBLY	R1	R2	R3	RMH	See Section
Churches	CUP	CUP	CUP	CUP	
Community Centers	CUP	CUP	CUP	CUP	
Child-Care Centers	CUP	CUP	CUP	CUP	
Child Day Care, Large Family	CUP	CUP	CUP	CUP	36.39.24
Child Day Care, Small Family	P	P	P	P	36.39.23
Membership Organization Facilities			CUP	CUP	
Recreational Vehicle (RV) Parks				CUP	
Schools	CUP	CUP	CUP	CUP	

SERVICES	R1	R2	R3	RMH	See Section
Cemeteries, Columbariums (with Church)	CUP	CUP	CUP	CUP	36.39.9
Medical Services, Extended Care			CUP	CUP	
Offices, Property Management		CUP	P	P	
Offices, Temporary Real Estate	TUP	TUP	TUP	TUP	
Parking Lots, Not Accessory to Residential	CUP	CUP	CUP	CUP	
Pipelines and Utility Lines	P	P	P	P	
Public Utility or Safety Facilities	CUP	CUP	CUP	CUP	
Temporary Uses	TUP	TUP	TUP	TUP	A36.54

KEY TO PERMIT REQUIREMENTS		
Permitted Use, Zoning Compliance Required (Development Review may also be required)	P	A36.50, A36.52
Conditional Use, Conditional Use Permit Required	CUP	A36.60
Planned Unit Development, Planned Unit Development Permit Required	PUD	A36.58
Temporary Use, Temporary Use Permit Required	TUP	A36.54
Mobile Home Park, Mobile Home Park Permit Required	MHPP	A36.62
Use Not Allowed"		

Section 3. Companion Units: Findings for Approval. Section A36.12.040.B.3 is hereby rescinded.

Section 4. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 6. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

The foregoing ordinance was regularly introduced at the Special Meeting of the City Council of the City of Mountain View, duly held on the 8th day of April, 2003, and will be given a second reading and presented for adoption at the Regular Meeting of said City Council, to be held on the 22nd day of April, 2003.

(SEAL)

PUBLISHED:_____

ANGELITA M. SALVADOR, CITY CLERK
CITY OF MOUNTAIN VIEW

LM/6/ORD
859-04-08-03o-E^